

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

RETURN SERVICE REQUESTED 8/24/02

SINGLE PIECE

PRESORTED  
FIRST CLASS



6

Z2002000034 BCC 1667  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 02-34  
APPLICANT NAME: CORUM HOMES, LLC

THE APPLICANT IS APPEALING THE COMMUNITY ZONING APPEALS BOARD'S DECISION, WHICH DENIED A ZONE CHANGE FROM INTERIM DISTRICT TO PLANNED AREA DEVELOPMENT DISTRICT, A SPECIAL EXCEPTION TO PERMIT SITE PLAN APPROVAL FOR PROPOSED RESIDENTIAL DEVELOPMENTS, UNUSUAL USES TO PERMIT MULTIPLE LAKE EXCAVATIONS AND AN ENTRANCE FEATURE, AND ACCOMPANYING NON-USE VARIANCES ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: SOUTH OF NW 146 STREET AND BETWEEN NW 97 AVENUE AND I-75, MIAMI-DADE COUNTY, FLORIDA.  
SIZE OF PROPERTY: 73.63 ACRES

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF THIS BOARD.

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT.  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 09/26/2002  
THURSDAY  
TIME 10:00 AM

22002000034 BCC 1667  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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**YOU** are entitled to attend and to speak at the zoning hearing.

**YOU** may submit written letters or petitions in favor of, or opposing this hearing.

**YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.

**YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.

**YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.

**YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.

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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1<sup>ST</sup> STREET, SUITE 1110  
MIAMI, FLORIDA 33128-1974

6/5/02 MIA FL 331

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000034 BCC 1666  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1<sup>ST</sup> STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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LOCATION: SOUTH OF NW 146 STREET AND BETWEEN NW 97 AVENUE AND I-75, MIAMI-DADE COUNTY, FLORIDA.  
SIZE OF PROPERTY: 73.63 ACRES

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 07/11/2002  
THURSDAY  
TIME 10:00 AM

22002000034 BCC 1666  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

RETURN TO  
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Z2002000034 C05 1567  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

33128-1974

# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

88003

5:00 PM

HEARING NUMBER: 02-32  
APPLICANT NAME: CORUM HOMES, LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM INTERIM DISTRICT TO PLANNED AREA DEVELOPMENT DISTRICT, A SPECIAL EXCEPTION TO PERMIT SITE PLAN APPROVAL FOR PROPOSED RESIDENTIAL DEVELOPMENTS, UNUSUAL USES TO PERMIT MULTIPLE LAKE EXCAVATIONS AND AN ENTRANCE FEATURE, AND ACCOMPANYING NON-USE VARIANCES ON THIS SITE.

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HEARING WILL BE HELD AT THE  
AMERICAN HIGH SCHOOL - AUDITORIUM  
18350 N.W. 57 AVENUE  
MIAMI, FLORIDA 33015

COMMUNITY ZONING APPEALS BOARD 05  
DATE 04/18/2002  
THURSDAY  
TIME 7:00 PM

Z2002000034 C05 1567  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

# ZONING HEARING NOTICE

RESORTED  
FIRST CLASS



2

MAR 13 2002

22002000034 C05 COMMUNICATIONS  
MIAMI-DADE COUNTY INFORMATION AND PLANNING  
DEPARTMENT OF PLANNING AND ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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THE APPLICANT IS REQUESTING A ZONE CHANGE FROM INTERIM DISTRICT TO PLANNED AREA DEVELOPMENT DISTRICT, SPECIAL EXCEPTION TO PERMIT SITE PLAN APPROVAL FOR A RESIDENTIAL DEVELOPMENT, AN UNUSUAL USE FOR A LAKE EXCAVATION & ACCOMPANYING NON-USE

VARIANCES.  
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: THE EAST SIDE OF N.W. 97 AVENUE & SOUTH OF N.W. 146 STREET & WEST OF I-75, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 73.65 ACRES

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18350 N.W. 67 AVENUE

MIAMI, FLORIDA 33015

THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

22002000034 C05 1667  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
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THE FOLLOWING HEARING WAS DEFERRED FROM 7/25/02 TO THIS DATE:

HEARING NO. 02-4-CZ5-1 (02-34)

21-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: CORUM HOMES LLC

CORUM HOMES LLC is appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 which denied the following:

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit multiple lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97<sup>th</sup> Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 33 through 38, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat book 2, Page 17 lying in Section 21, Township 52 South, Range 40 East, LESS 15± acres for Interstate 75, right-of-way AND: Tracts 43, 44, 45 and 46, FLORIDA FRUIT LAND'S COMPANY SUBDIVISION, Plat book 2, Page 17, lying in Section 21, Township 52 South, Range 40 East, AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows: Begin at the Southwest corner of said Tract 39; thence N2°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E along the north line of said Tract 39, for 319.94', to a point on the W/ly right-of-way line of Interstate 75, said point also being on a circular curve, said curve being concave to the Southeast and having a radius of 1,315.92'; thence SW/ly along the arc of said curve and along said W/ly right-of-way line of Interstate 75, through a central angle of 11°3'51", for an arc distance of 254.11'; thence N77°18'30"W, along said W/ly right-of-way line of Interstate 75 for 130.38'; thence S11°23'7"W along said W/ly right-of-way line of Interstate 75 for 121.43', to a point on the south line of said Tract 39; thence S89°38'6"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

CONTINUED ON PAGE TWO

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HEARING NO. 02-4-CZ5-1 (02-34)

21-52-40  
Council Area 5  
Comm. Dist. 12

APPLICANT: CORUM HOMES LLC

PAGE TWO

LOCATION: South of N.W. 146 Street & between N.W. 97 Avenue & I-75, Miami-Dade County, Florida.

SIZE OF PROPERTY: 73.63 Acres

GU (Interim)  
PAD (Planned Area Development)





Miami-Dade County  
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2002000034

BOARD: BCC

LOCATION OF SIGN: \*E.NW97AVE@THEO.NW141ST

Miami Dade County, Florida

Date of Posting: 04-SEP-02

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

CARLO MERCURI

**ZONING HEARING**

Public Hearing to be held on Monday, May 14, 2012 at 6:00 PM  
 10000 South Central Expressway, Suite 100, Dallas, TX 75243  
 877-888-8888 or 214-670-1100

Project Name: 10000 South Central Expressway, Suite 100, Dallas, TX 75243  
 Project Number: 10000 South Central Expressway, Suite 100, Dallas, TX 75243  
 Project Description: 10000 South Central Expressway, Suite 100, Dallas, TX 75243

10000 South Central Expressway, Suite 100, Dallas, TX 75243  
 10000 South Central Expressway, Suite 100, Dallas, TX 75243  
 10000 South Central Expressway, Suite 100, Dallas, TX 75243



DEPARTMENT OF PLANNING AND ZONING  
PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



C-5  
4-18-2002

HEARING NUMBER 02-34

LOCATION OF SIGN: SOUTH of NW 146<sup>th</sup> Street &  
between NW 97 Ave & I-75

MIAMI DADE COUNTY, FLORIDA.

DATE OF POSTING 3/27/02

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: Cleveland Henry

PRINT NAME: Cleveland Henry

BCC

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No.

02-34

HEARING DATE

9-26-02

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Date:

8/20/02

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Date:

Juan L. Rodriguez

8/23/2002

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

Ann D. Pitt

8/23/02



BCC

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 02-34 HEARING DATE 7-11-02

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: 6-6-02

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]  
Date: 6/7/02

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]  
Date: 6/7/02

\*\*\*\*\*

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 02-34

HEARING DATE 4-18-02

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 3/13/02

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 3/15/02

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 3/15/02

\*\*\*\*\*



C-5

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

RE: HEARING No.

02-34

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Date:

[Signature]  
2/27/02

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Date:

[Signature]  
3/7/02

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

[Signature]  
3/7/02

\*\*\*\*\*



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, SEPTEMBER 26, 2002 - 10:00 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **CORUM HOMES, LLC (02-34)**

Location: South of NW 148 Street and between NW 97 Avenue and I-75, Miami-Dade County, Florida (73.63 Acres)

The applicant is appealing the Community Zoning Appeals Board #5 decision, which denied a zone change from Interim district to Planned Area Development district, a special exception to permit site plan approval for proposed residential developments, unusual uses to permit multiple lake excavations and an entrance feature, and accompanying non-use variances on this site.

2. **TAVMEL INVESTMENTS F/K/A RICHARD STILL (02-278)**

Location: The northwest corner of theoretical NW 71 Street & NW 102 Avenue, Miami-Dade County, Florida (9.97 Acres)

The applicant is appealing the Community Zoning Appeals Board #9 decision, which denied a zone change from Interim district to Heavy Industrial Manufacturing district, a special exception to permit site plan approval for a proposed industrial development, an unusual use to permit a lake excavation, and accompanying non-use variances on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board. Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 666-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS

THURSDAY, JULY 11, 2002 - 10:00 a.m.

COMMISSION CHAMBERS - 2nd Floor

STEPHEN P. CLARK CENTER

111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **CORUM HOMES, LLC (02-34)**

Location: South of NW 146 Street and between NW 97 Avenue and I-75, Miami-Dade County, Florida (73.63 Acres)

The applicant is appealing the Community Zoning Appeals Board #5 decision, which denied a zone change from interim district to planned area development district, a special exception to permit site plan approval for proposed residential developments, unusual uses to permit multiple lake excavations and an entrance feature, and accompanying non-use variances on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

BCC 7/11



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 5

THURSDAY, APRIL 18, 2002 - 7:00 P.M.

AMERICAN HIGH SCHOOL - Auditorium  
18350 NW 57 AVENUE, HIALEAH, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. CORUM HOMES, LLC (02-34)

Location: South of NW 146 Street and between NW 97 Avenue and I-75, Miami-Dade County, Florida (73.65 Acres)

The applicant is requesting a zone change from interim district to planned area development district, a special exception to permit site plan approval for proposed residential developments, unusual uses to permit multiple lake excavations and an entrance feature, and accompanying non-use variances on this site.

### 2. RANDALL BENDERSON 1993-1 TRUST (02-31)

Location: Between NW 57 Avenue to NW 59 Avenue and between 177 Street to 173 Drive, Miami-Dade County, Florida (28.43 Acres)

The applicant is requesting a modification and deletion of conditions of previously approved resolution & modifications to covenants to allow the applicant to modify a previously approved resolution and covenants and to submit modified plans for a commercial development.

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board. Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

FOR SKILL (MENT) HUP NOY VISIONI VIVS VISIONI



south 25' thereof.

LOCATION: The Northwest corner of S.W. 218 Street and S.W. 124 Avenue, Miami-Dade County, Florida.

HEARING NO. 02-9-CZ14-2 (02-200)

APPLICANT: SVK AIRPORT LAND L.L.C.

AU to EU-M

SUBJECT PROPERTY: The north 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 56 South, Range 39 East, lying W/ly right-of-way line of the Florida East Coast Railway.

LOCATION: The Southeast corner of theoretical S.W. 276 Street & theoretical S.W. 154 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 4 day of September 2002.

9/4

02-3-12/294479M

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

### ZONING HEARING

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 26th day of September, 2002 at 10:00 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida**. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

(5) NON-USE VAR  
greenbelt of not  
residential; to vi

A plan is on file and ma  
prepared by Zilman & A  
Plans may be modified a  
SUBJECT PROPERTY:  
2, Page 17 in Section 17  
LOCATION: The Northw  
Flori

HEARING NO. 02-9-CC-  
APPLICANT: FRANK S.  
APPEAL OF AN ADMIN  
zoned property to resid  
SUBJECT PROPERTY:  
14, Township 54 South, F  
LOCATION: The Northw

In accordance with Sec  
Commissioners' decision  
the Clerk of the Court at  
**135 - Balcony, Miami, FL**  
the Board.

A person who decides  
to any matter considered  
ensure that a verbatim re  
the appeal is to be based.

Publication of this Notice  
9/4

A Public Hearing will be  
Commission Chambers,  
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### RESOLUTION COMMUNITY

All interested parties m

A person who de  
with respect to any matt  
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including the testimony

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 02-4-CZ5-1 (02-34)

APPLICANT: CORUM HOMES LLC

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit multiple lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97<sup>th</sup> Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 33 through 38, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat book 2, Page 17 lying in Section 21, Township 52 South, Range 40 East, LESS 15+ acres for Interstate 75, right-of-way AND: Tracts 43, 44, 45 and 46, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat book 2, Page 17, lying in Section 21, Township 52 South, Range 40 East, AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows: Begin at the Southwest corner of said Tract 39; thence N2°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E along the north line of said Tract 39, for 319.94', to a point on the W/ly right-of-way line of Interstate 75, said point also being on a circular curve, said curve being concave to the Southeast and having a radius of 1,315.92'; thence SW/ly along the arc of said curve and along said W/ly right-of-way line of Interstate 75, through a central angle of 11°3'51", for an arc distance of 254.11'; thence N77°18'30"W, along said W/ly right-of-way line of Interstate 75 for 130.38'; thence S11°23'7"W along said W/ly right-of-way line of Interstate 75 for 121.43', to a point on the south line of said Tract 39; thence S89°38'6"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

LOCATION: South of N.W. 145 Street & between N.W. 97 Avenue & I-75, Miami-Dade County, Florida.

HEARING NO. 02-4-CZ5-2 (02-31)

APPLICANT: RANDALL BENDERSON 1993-1 TRUST

- (1) MODIFICATION of Condition #2, of Resolution CZAB5-3-00, passed and adopted by the Zoning Appeals Board only as it applies to the subject property, reading as follows:  
FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Commons,' as prepared by Fortin, Leavy, Skiles, Inc. and dated received 10/29/99."  
TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lowe's of Miami Lakes Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., dated last revised February 12, 2002 and 'Landscape Plan,' as prepared by Creech Engineers, Inc., dated last revised February 15, 2002 and consisting of 8 sheets."
- (2) DELETION of Conditions #6, 7, 8, 9, 10 and 11 of Resolution CZAB5-3-00, passed and adopted by the Zoning Appeals Board and only as it applies to the subject property, reading as follows:  
"6. That an open-sided covered canopy be provided over the proposed walkway located perpendicular to Building #200.  
"7. That the concrete walkway located along the east side of Buildings #100, 200, 300, 400 and 500 be covered with a continuous canopy.  
"8. That fenestrations be provided along the north face of Building #300 and the south face of Building #400.  
"9. That a 4,500 sq. ft. open landscaped area be provided on the north side of Building #300.  
"10. That a service area lane be provided along the west side of Buildings #100, 200, 300, 400 and 500.  
"11. That trees be planted within the landscaped strip located on the west side of the service area lane. Said trees shall be a minimum of 12' at time of planting and shall be spaced at 20' on-center. In addition, a continued meandering hedge a minimum of 3' at time of planting shall be installed in conjunction with the aforementioned trees."
- (3) MODIFICATION to paragraph No. 1 of a Declaration of Restrictions recorded in Official Record Book 19274, Page 1820 through 1833 of the Public Records of Miami-Dade County, Florida and reading as follows:  
FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Commons,' as prepared by Fortin, Leavy, Skiles, Inc. and dated received 10/29/99, and subsequently revised 12/28/99."  
TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lowe's of Miami Lakes Site Plan,' as prepared by

The purpose of this declaration of restriction is to ensure that a verbal appeal is to be taken.

The aforementioned public hearing. SUBJECT PROPEL LOCATION: Between Drive, Miami-Dade County. In accordance with Appeals Board decision of the results of the subject to the Circuit House, Appellate Court the date of transmittal.

A person who desires to any matter concerning ensure that a verbal appeal is to be taken.

Publication of this 3/26

#### LEGAL NOTICE

THE MIAMI-DADE Hearing on the following OAKS MIDDLE SCHOOL being held to consider Special Exceptions Administrative Decision County, Florida. To impose desirable best interest of the

Multiple members:

All persons are expected to contact

Those items not hearing meeting date

If you are in need translating service, advance of the meeting

Maps and other PLANNING AND should be filed IN further information making an inquiry.

Miami-Dade County on the basis of a interpreter or other

HEARING NO. 02- APPLICANT: TEN (1) MODIFICATION Zoning Appeals FROM: "2.







02-3-60/27424M



Alternative Site Development (2-138).  
 "Survey," as prepared by  
 s. Plans may be modified at

of Section 26, Township 56  
 of the NW ¼ of the SE ¼ of  
 SE ¼ of the SW ¼ of Section  
 west ½ of the north ½ of the  
 for right-of-way, Section 26,

the NW ¼, in Section 11,  
 of the SE ¼ of the NW ¼  
 with ½ thereof, in Section 11,

theoretical S.W. 133<sup>rd</sup> Court

South, Range 39 East, of  
 for Right-of-Way Purposes,  
 of the NW ¼ of Section  
 The south ½ of the east ½  
 CO, Plat book 2, Page 57,  
 of Lot 1 of the NW ¼ of  
 7, LESS AND EXCEPT the  
 D: The north 163.41' of the  
 of TROPICO, Plat book 2,  
 Range 39 East, of TROPICO,  
 OF TROPICO, Plat book 2,

Street (Vihlen Drive) and  
 County, Florida.

¼, of the NW ¼, of the NW  
 ND: The south 132' of the  
 Range 39 East, less the

-Dade County, Florida.

ship 56 South, Range 39  
 154 Avenue, Miami-Dade

County, Community Zoning  
 or to the Circuit Court of  
 days of the day of posting  
 Zoning. Appeals that are  
 Miami-Dade County Court  
 1130, within 30 days from

Appeals Board with respect  
 such person may need to  
 and evidence upon which

02-3-12/294479M

# ZONING HEARING

a Public Hearing on the  
 the County Commission  
 da. Said hearing is being  
 ct in the Unincorporated  
 ES THE RIGHT to modify  
 minimum cubic content  
 gulations.

courts have ruled that it is  
 g applications.

he next available zoning

charge. To arrange for  
 44 at least two weeks in

TY DEPARTMENT OF  
 t & Waivers of Protest  
 mber of the hearing. If  
 e hearing number when

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

## HEARING NO. 02-4-CZ5-1 (02-34)

APPLICANT: CORUM HOMES LLC

CORUM HOMES LLC is appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 which denied the following:

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit multiple lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97<sup>th</sup> Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 33 through 38, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat book 2, Page 17 lying in Section 21, Township 52 South, Range 40 East, LESS 15± acres for Interstate 75, right-of-way AND: Tracts 43, 44, 45 and 46, FLORIDA FRUIT LAND'S COMPANY SUBDIVISION, Plat book 2, Page 17, lying in Section 21, Township 52 South, Range 40 East, AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows: Begin at the Southwest corner of said Tract 39; thence N2°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E along the north line of said Tract 39, for 319.94', to a point on the Wily right-of-way line of Interstate 75, said point also being on a circular curve, said curve being concave to the Southeast and having a radius of 1,315.92'; thence SW/ly along the arc of said curve and along said Wily right-of-way line of Interstate 75, through a central angle of 11°3'51", for an arc distance of 254.11'; thence N77°18'30"W, along said Wily right-of-way line of Interstate 75 for 130.38'; thence S11°23'7"W along said Wily right-of-way line of Interstate 75 for 121.43', to a point on the south line of said Tract 39; thence S89°38'6"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

LOCATION: South of N.W. 148 Street & between N.W. 97 Avenue & I-75, Miami-Dade County, Florida.

## HEARING NO. 01-4-CZ9-1 (99-278)

APPLICANT: TAYMEL INVESTMENTS F/K/A: RICHARD STILL is appealing the decision of Community Zoning Appeals Board #9 which denied the following:

- (1) GU to IU-2
- (2) SPECIAL EXCEPTION to permit site plan approval for a proposed industrial development.
- (3) UNUSUAL USE to permit a lake excavation.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit two proposed buildings setback 5' (15' required) from the interior side (north & south) property lines.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring that a continuous densely planted greenbelt of not less than 10' in width shall be provided along property lines abutting properties zoned residential; to vary same to permit a 5' wide greenbelt along the north and south property lines.

A plan is on file and may be examined in the Zoning Department entitled "Doral Warehouse Complex," as prepared by Zilman & Associates, Inc., dated stamped received August 10, 1999 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 19, FLORIDA FRUIT AND LAND COMPANY'S SUBDIVISION NO. 1, Plat book 2, Page 17 in Section 17, Township 53 South, Range 40 East.

LOCATION: The Northwest corner of theoretical N.W. 71 Street & N.W. 102 Avenue, Miami-Dade County, Florida.

## HEARING NO. 02-9-CC-1 (02-94)

APPLICANT: FRANK SANTOYO

APPEAL OF AN ADMINISTRATIVE DECISION that the Director erred in restricting the use of an agriculturally zoned property to residential use only.

SUBJECT PROPERTY: Lot 11, Block 2, of J. G. HEAD'S FARMS, UNIT A, Plat book 46, Page 13, in Section 14, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 30 Street and S.W. 128 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 4 day of September 2002.

9/4

02-3-11/294475M

## MIAMI-DADE COUNTY, FLORIDA NOTICE OF PUBLIC HEARING

A Public Hearing will be held by the Miami-Dade County Board of County Commissioners in the Commission Chambers, located on the Second Floor of the Stephen P. Clark Center, 111 NW First Street, Miami, Florida, at 9:30 A.M., **SEPTEMBER 12, 2002**, when the Board will consider the adoption of the following resolution:

**RESOLUTION REMOVING MAYTEE ARMESTO FROM MIAMI-DADE  
 COMMUNITY COUNCIL NO. 12**

All interested parties may appear and be heard at the time and place specified.

A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

HARVEY RUVIN, CLERK